HOFBORG PROPERTIES

Sale villa Cap d'Antibes — 4 490 000 Euros



Cap Est

This spacious and luxurious villa is located steps from the sandy Garoupe beach, and within easy reach of all facilities and other coastal areas. The upper two floors of the villa can be rented alone, comprising three double bedrooms, a study/ 4th bedroom, with 75sq.m living room, overlooking the garden and pool with a sea view. In addition, there is a two-bedroom self-contained flat on the garden floor, suitable for teenagers, or staff (this can only be rented with the villa, not independently). The villa is fully equipped, including reversible climatisation, heated pool and 120sq.m roof terrace, with spectacular views from Nice, across the Mediterranean and over Cap d'Antibes. Wifi throughout the house, with satellite TV in living room, main bedroom and apartment. The main villa has just undergone major refurbishment to provide high-quality facilities including heated pool, air-conditioning, marble flooring throughout, new bathrooms etc. There is Wifi throughout the house and apartment, satellite connections in most rooms. Sky in sejour, plus a freest TV in master bedroom. The apartment also has Freesat. Apart from the garage, there is off-street parking on the drive for 3-4 cars.It has video surveillance security, and alarm system, with electronic car and pedestrian gates, with intercom system. The spectacular 120 sq.m roof terrace has it's own washroom and toilet, this latter being renowned on the Cap has being the 'smallest room' with the best view! The garden size is around 1000sq.m in total, largely flat, with a few steps. The private pool is 14 x 6m (maximum) and can be heated. There are areas throughout the garden which have sun and shade all day, so there is something to suit everyone. The roof terrace has the sun all day, until just before sunset. There are ample chairs, sunbeds etc for the maximum capacity of 8. The sea is where you see it, with a beach in front of the house, with water sports available in the summer. The sandy beach of la Garoupe, with it's cafés and restaurants is less than a five minute walk.

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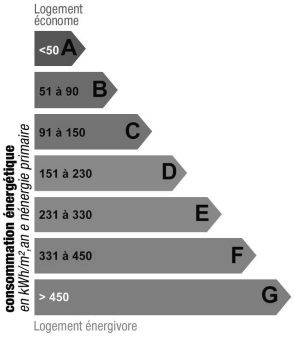
Detail

House style	Modern	Orientation	South , East
Living surface	250 sqm	Swimming-pool	Oui
Number of persons	10	Heating type	air conditioning

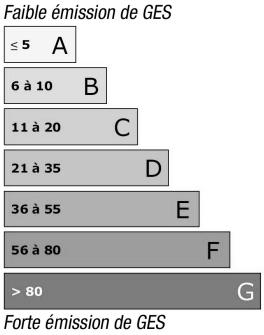
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Gadren surface	1000 sqm	Air conditioning	Oui
Year of construction	-	Internet	Oui
Number of bedrooms	5	Alarm	Oui
Number of double bed	-	Safety box	Non
Number of simple bed	-	Garage	Oui
Number of bathrooms	2	Parking	Oui
Number of shower-rooms	2	Dependences	Oui
Floor	-	Distance to the sea	300 m
Nimber of floors	2		

Energy consumption



Unit : kWhEP/sqm.year



Unit : kgeqCO2/sqm.year

Photos





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